

Message Text

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ACTION EUR-25

INFO OCT-01 ADP-00 EURE-00 SSO-00 NSCE-00 SS-15 NSC-10

EB-11 COME-00 L-03 FBO-01 M-03 A-01 OMB-01 ABF-01

CIAE-00 INR-10 NSAE-00 RSC-01 INRE-00 RSR-01 /084 W

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O 271511Z JUL 73

FM AMEMBASSY MOSCOW

TO SECSTATE WASHDC IMMEDIATE 0727

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E.O. 11652: N/A

TAGS: AFSP, ETRD, ABLD, UR

SUBJECT: NEW COMMERCIAL PROPERTY

REF: STATE 147525

1. I HAVE AGAIN INSPECTED THE PROPERTY AT CHAIKOVSKIJ 15
AND CONCUR WITH THE VIEW OF MY STAFF THAT IT SUITES OUR
NEEDS FOR COMMERCIAL SPACE.

I PROPOSE, HOWEVER, TO TRANSMIT THE FOLLOWING
LETTER TO UPDK DIRECTOR IVANOV MONDAY MORNING IN AN
ATTEMPT TO USE THE BARGAINING LEVERAGE WE HAVE
ACQUIRED TO GAIN FURTHER USEFUL PROPERTY AND/OR
SERVICES:

2. BEGIN QUOTE: DEAR MR. AMBASSADOR: ON JULY 11
OF THIS YEAR YOU INFORMED THE CHARGE D'AFFAIRES AD
INTERIM, MR. MELENCAMP, THAT THE ADMINISTRATION WOULD
BE UNABLE TO HONOR THE LEASE FOR THE PROPERTY ON
SMOLENSKAYA SQUARE WHICH HAD BEEN SIGNED BY YOU, ACTING
FOR THE GOVERNMENT OF THE USSR, AND BY ME, ACTING
FOR THE GOVERNMENT OF THE UNITED STATES OF AMERICA,
ON JUNE 22, 1973. I WISH TODAY TO REAFFIRM THE
POSITION TAKEN BY MR. MELENCAMP IN HIS LETTER TO YOU
OF JULY 16, 1973, IN WHICH HE STATED THAT THE
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GOVERNMENT OF THE UNITED STATES CONTINUES TO REGARD

THE LEASE FOR THE SMOLENSKAYA SQUARE PROPERTY AS VALID. I WISH ALSO TO REAFFIRM, HOWEVER, THE CONTINUED INTEREST OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA IN A RAPID DEVELOPMENT OF ECONOMIC RELATIONS BETWEEN OUR TWO NATIONS. WITH THIS LATTER GOAL IN MIND, AND AS A CONCESSION OF SOME MAGNITUDE TO THE ADMINISTRATION, I HAVE BEEN INSTRUCTED TO INFORM YOU THAT MY GOVERNMENT WILL CONSIDER ANNULMENT OF THE LEASE TO THE SMOLENSKAYA PROPERTY PROVIDING THE ADMINISTRATION MEETS THE FOLLOWING CONDITIONS: (1) AGREES TO A THREE YEAR LEASE, WHICH WILL CONTAIN A CLAUSE PROVIDING FOR RENEWAL OF THE LEASE FOR AN ADDITIONAL THREE YEARS WITH NO INCREASE IN COST TO THE EMBASSY, FOR THE PROPERTY WHICH THE ADMINISTRATION HAS OFFERED AT CHAIKOVSKIY STREET 15 (HEREAFTER REFERRED TO AS "THE PROPERTY"); (2) THAT IT FURTHER AGREES, IN CONSIDERATION OF THE FACT THAT THE PROPERTY IS IN MANY RESPECTS INFERIOR TO THE SMOLENSKAYA SQUARE PROPERTY, ESPECIALLY IN VIEW OF ITS LESS CENTRAL AND LESS DESIRABLE LOCATION, TO A RENTAL CHARGE FOR THE PROPERTY NOT TO EXCEED 20 (TWENTY) RUBLES PER SQUARE METER, WHICH CHARGE IS TO INCLUDE THE COST OF HEATING; (3) THAT IT AGREES TO COMPENSATE THE EMBASSY FOR THE CONSIDERABLE LOSS OF USABLE SPACE WHICH WOULD HAVE BEEN AVAILABLE AT THE SMOLENSKAYA SQUARE PROPERTY BY PROVIDING IT (A) ASSURED ACCESS TO THE PROPERTY THROUGH THE PROPERTY'S REAR ENTRANCE AND THROUGH THE COURTYARD BEHIND THE PROPERTY; (B) USE OF THE BASEMENT AT THE PROPERTY AND, AS REQUESTED IN A LETTER TO YOU FROM THE EMBASSY'S COUNSELOR FOR ADMINISTRATIVE AFFAIRS DATED JUNE 26, USE OF THE BASEMENT AT THE SMOLENSKAYA SQUARE PROPERTY AS A STORAGE AREA; (C) USE OF THE VACANT LOT (TO INCLUDE AN AREA OF NOT LESS THAN 900 SQUARE METERS) ONE LOT REMOVED FROM CHAIKOVSKIY STREET ON DEVIATINSKIY PEREULOK AS A PARKING LOT FOR THE COMMERCIAL OFFICE AND SUPPORT AREA; (D) USE OF, AND THE RIGHT TO LANDSCAPE, THE PARK AREA IN FRONT OF THE PROPERTY; (4) THAT IT AGREES, IN CONSIDERATION OF THE GENERAL STATE OF DISREPAIR OF THE PROPERTY, TO UNDERTAKE THE FOLLOWING REPAIRS TO THE PROPERTY IN CONSULTATION LIMITED OFFICIAL USE

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WITH, BUT AT NO EXPENSE TO, THE EMBASSY: (A) INSTALL STRAIGHTLINE CURBING AROUND THE PLANTED AREAS IN FRONT OF THE PROPERTY; (B) REASPHALT THE SIDEWALKS IMMEDIATELY IN FRONT OF THE PROPERTY AND THOSE SIDEWALKS LEADING FROM THE PROPERTY TO THE MAIN SIDEWALK ALONG CHAIKOVSKIY STREET; (C) REPAIR THE FASCIA (FACADE ABOVE THE DISPLAY WINDOWS) ALONG THE FRONT AND SIDES OF THE PROPERTY; (D) CLEAN AND POLISH THE MARBLE BELOW

THE DISPLAY WINDOWS; (E) REPAIR THE WALL TO THE RIGHT OF
THE NORTH ENTRANCE TO THE PROPERTY; REPAIR THE CEILING
ABOVE THE SAME ENTRANCE; (F) REPLASE OR REPAIR THE
EXTERIOR WINDOW FRAMES; (G) REMOVE THE OIL STAINS FROM
THE FLOOR AROUND THE DOOR HINGES AT THE NORTH
ENTRANCE; (H) REMOVE THE PRESENT CEILING; (I) CLEAN
AND POLISH THE FLOOR WITH A FINE GRAIN ABRASIVE
MATERIAL TO PREPARE TI FOR WAXING; (J) PAINT ALL
INTERIOR WALL SURFACES, AND (K) REPAIR THE FLOOR IN
THE PROPERTY'S SERVICE AREA. I TRUST, MR. AMBASSADOR,
THAT THE UNDERSTANDING POSITION TAKEN BY MY GOVERNMENT
ON THIS QUESTION WILL BE MET BY AN EQUALLY FORTHCOMING
APPROACH BY THE ADMINISTRATION AND THAT THIS QUESTION
CAN BE SETTLED TO OUR MUTUAL BENEFIT. SINCERELY,
DUBS. END QUOTE
DUBS

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